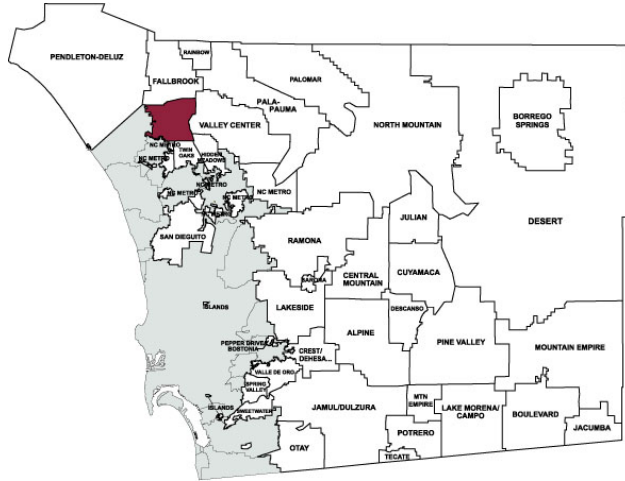
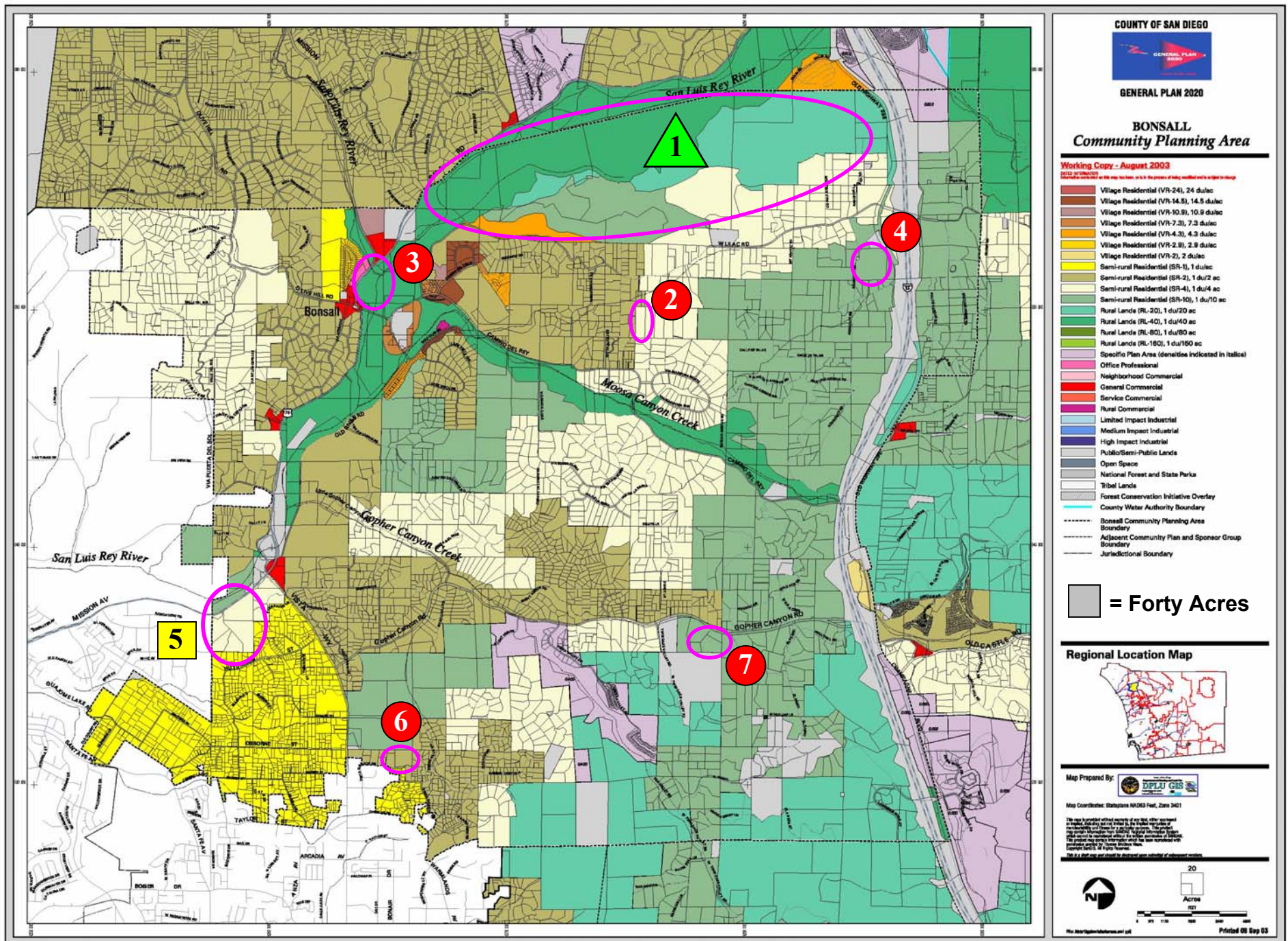


BONSALL



- 1 referral meets the GP2020 concepts and planning principles.
- 1 referral can meet the GP2020 concepts and planning principles if a compromise solution is accepted.
- 5 referrals do not meet the GP2020 concepts and planning principles.

The majority of the referrals are located in Semi-Rural throughout the community. These areas were designated as Semi-Rural because of the predominant pattern of development and active agricultural production. The Semi-Rural densities applied to these areas reflect consistent development patterns and land uses with surrounding areas. The Rural Lands densities reflect the environmental constraints of the San Luis Rey River and Moosa Canyon Creek.



GENERAL PLAN 2020 RESIDENTIAL REFERRALS

REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
1	<p><i>Ron Wootton (representing Vessels)</i></p> <p>Inside CWA boundary. Adjacent to Fallbrook community boundary.</p> <ul style="list-style-type: none"> • 1,860 acres • Existing General Plan: Specific Plan (0.24) 	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/20 acres and 1 du/40 acres</p> <p><u>Referral Request:</u> Density as adopted in approved specific plan</p> <p><u>CPG/CSG:</u> Semi-Rural: 1 du/4 acres overall average (permit 450 units with a variety of lot densities taking constraints into account)</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u> AGREE with Referral Semi-Rural: <u>1 du/4 acres</u> overall density with a development pattern reflecting concepts and constraints</p>	<ul style="list-style-type: none"> • <i>Develop a legally defensible general plan</i> – recognizes established context • <i>Assign densities based on the characteristics of the land</i> – portions of site are physically suitable and lack environmental constraints • <i>Locate growth near infrastructure, services and jobs</i> – relocated potential population growth to areas near existing infrastructure and development patterns • <i>Obtain a broad consensus</i> - incorporates preference of community sponsor group and individual landowner
2	<p><i>Hadley Johnson (representing Dreessen)</i></p> <p>Inside CWA boundary. Located between West Lilac Road and Moosa Canyon Creek. Pipelined TPM</p> <ul style="list-style-type: none"> • 11.93 acres • Existing General Plan: 1 du/2,4,8 acres 	<p><u>GP2020 Working Copy:</u> Semi-Rural: 1 du/4 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/2 acres</p> <p><u>CPG/CSG:</u> Semi-Rural: 1 du/4 acres</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u> DISAGREE with Referral Retain Semi-Rural: <u>1 du/4 acres</u></p>	<ul style="list-style-type: none"> • <i>Develop a legally defensible general plan</i> – consistent with parcels to the east that have similar physical/environmental constraints and development pattern • <i>Assign densities based on the characteristics of the land</i> – density is consistent with character of existing active agricultural land use • <i>Obtain a broad consensus</i> - incorporates preference of community sponsor group

GENERAL PLAN 2020 RESIDENTIAL REFERRALS

REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
3	<p><i>Thure Stedt (representing Tabata)</i></p> <p>Inside CWA boundary. Located in the floodplain in northern portion of plan area. Pipelined TPM</p> <ul style="list-style-type: none"> • 33.75 acres • Existing General Plan: 1 du/4,8,20 acres 	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/40 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/2 acres or Office Professional</p> <p><u>CPG/CSG:</u> Rural Lands: 1 du/40 acres</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u> DISAGREE with Referral Retain Rural Lands: <u>1 du/40 acres</u></p>	<ul style="list-style-type: none"> • <i>Develop a legally defensible general plan</i> – recognizes established context of physical/environmental constraints • <i>Assign densities based on characteristics of the land</i> – physically unsuitable (floodplain) and lacks vehicular access • <i>Obtain a broad consensus</i> – incorporates preference of community sponsor group
4	<p><i>Gary Piro (representing Dowd)</i></p> <p>Inside CWA boundary. Located west of Old Highway 395.</p> <ul style="list-style-type: none"> • 38.37 acres • Existing General Plan: 1 du/2,4,8 acres 	<p><u>GP2020 Working Copy:</u> Semi-Rural: 1 du/10 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/4 acres</p> <p><u>CPG/CSG:</u> Semi-Rural: 1 du/10 acres</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u> DISAGREE with Referral Retain Semi-Rural: <u>1 du/10 acres</u></p>	<ul style="list-style-type: none"> • <i>Develop a legally defensible general plan</i> – consistent with surrounding area that have similar physical/environmental constraints • <i>Assign densities based on characteristics of the land</i> – density is consistent with character of existing active agricultural land use • <i>Obtain a broad consensus</i> – incorporates preference of community sponsor group
5	<p><i>Mike Stacco</i></p> <p>Inside CWA boundary. Adjacent to City of Oceanside and Mission Avenue.</p> <ul style="list-style-type: none"> • 79.02 total acres • Existing General Plan: 1 du/2,4 acres 	<p><u>GP2020 Working Copy:</u> Semi-Rural: 1 du/10 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/acre</p> <p><u>CPG/CSG:</u> Semi-Rural: 1 du/10 acres</p> <p><u>Planning Commission:</u> Compromise of 1 du/4 acres and 1 du/10 acres</p>	<p><u>County Staff:</u> COMPROMISE Semi-Rural: <u>1 du/4 acres</u> (revised recommendation based on location and Planning Commission recommendation)</p>	<ul style="list-style-type: none"> • <i>Develop a legally defensible general plan</i> – recognizes established context • <i>Reduce public costs</i> – inside the CWA boundary and in proximity to existing infrastructure, services, and vehicular access • <i>Assign densities based on characteristics of the land</i> – physically suitable, minimal environmental constraints, and has vehicular access • <i>Obtain a broad consensus</i> – incorporates preference of individual landowner

GENERAL PLAN 2020 RESIDENTIAL REFERRALS

REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
6	<p><i>Josef Bauer</i></p> <p>Inside CWA boundary. Located near the City of Vista boundary.</p> <ul style="list-style-type: none"> • 16.51 total acres • Existing General Plan: 1 du/2,4 acres 	<p><u>GP2020 Working Copy:</u> Semi-Rural: 1 du/2 acres</p> <p><u>Referral Request:</u> Village: 2 du/acre</p> <p><u>CPG/CSG:</u> Semi-Rural: 1 du/2 acres</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u> DISAGREE with Referral Retain Semi-Rural: <u>1 du/2 acres</u></p>	<ul style="list-style-type: none"> • <i>Develop a legally defensible general plan</i> – consistent with surrounding area of 2-acre parcels • <i>Obtain a broad consensus</i> – incorporates preference of community sponsor group
7	<p><i>Ralph Gonzales (representing Tran)</i></p> <p>Inside CWA boundary. Located south of Gopher Canyon Road and east of Twin Oaks Valley Road.</p> <ul style="list-style-type: none"> • 20.04 total acres • Existing General Plan: 1 du/2,4 acres 	<p><u>GP2020 Working Copy:</u> Semi-Rural: 1 du/10 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/2 acres</p> <p><u>CPG/CSG:</u> Semi-Rural: 1 du/10 acres</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u> DISAGREE with Referral Retain Semi-Rural: <u>1 du/10 acres</u></p>	<ul style="list-style-type: none"> • <i>Develop a legally defensible general plan</i> – consistent with surrounding area that have similar physical/environmental constraints and development pattern • <i>Assign densities based on characteristics of the land</i> – density is consistent with character of existing active agricultural land use • <i>Obtain a broad consensus</i> – incorporates preference of community sponsor group

GENERAL PLAN 2020 RESIDENTIAL REFERRALS

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